

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In re:	:	Case No.:	23-22230-GLT
	:	Chapter:	13
Faye L. Irey	:		
	:		
	:	Date:	12/11/2024
Debtor(s).	:	Time:	11:00

PROCEEDING MEMO

MATTER: #76 - Continued Motion to Sell Property Free and Clear of Liens
under Section 363(f). Re: Van Voorhis Lane known as
Parcel No. 130-006-00-00-00-0083-02
#86 - Certificate of No Objection
#92 - Status Report
#104 - Status Report

APPEARANCES:

Debtor:	Chris Frye
Trustee:	Ronda J. Winnecour
PA-DOR:	Allison Carr
Buyer:	Daniel Ripepi, Phil Ripepi

[11:00]

NOTES:

Frye: Mr. Ripepi made the first offer for \$ 10,000. The property was not marketed by a realtor. Another appraiser reported the land was worth \$ 90,000. We went and received two more appraisals which both came back to around \$ 30,000 which seems to be the appropriate fair market value. Mr. Ripepi is now offering \$ 25,000 which seems reasonable. We ask the Court to confirm the sale.

Philp Ripepi: The \$ 10,000 offer was suggested by the Irey's. I am willing to go up to \$ 30,000.

Court: I do find the property is being sold for fair market value for a purchase price of \$ 30,000.

[The Court subjected the land to higher and better offers. Mr Ripepi's offer of \$ 30,000 was the highest and best offer.]

OUTCOME:

1. The Motion to Sell Real Estate Free and Clear of Liens [Dkt. No. 76] is **GRANTED**. [O/E]

DATED: 12/11/2024